

047.0

0008

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,096,700 / 1,096,700
 USE VALUE: 1,096,700 / 1,096,700
 ASSESSED: 1,096,700 / 1,096,700



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6-8		JEAN RD, ARLINGTON

OWNERSHIP	Unit #:	
Owner 1: CSR REALTY LLC		
Owner 2:		
Owner 3:		
Street 1: 17 HUTCHINSON ROAD		
Street 2:		
Twn/City: WINCHESTER		
St/Prov: MA	Cntry	Own Occ: N
Postal: 01890	Type:	

PREVIOUS OWNER

Owner 1: PAWLAK SUZANNE M -
Owner 2: -
Street 1: 17 HUTCHINSON ROAD
Twn/City: WINCHESTER
St/Prov: MA
Postal: 01890

Owner 1: PAWLAK SUZANNE M -
Owner 2: -
Street 1: 17 HUTCHINSON ROAD
Twn/City: WINCHESTER
St/Prov: MA
Postal: 01890

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2643 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6066		Sq. Ft.	Site		0	80.	0.99	1									481,582						481,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							6066.000		607,000		8,100		481,600		1,096,700						33859	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/28/18	

USER DEFINED

Prior Id # 1:	33859
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	23:57:17
LAST REV Date	Time
01/16/20	15:35:07
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Good																		
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																		
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																		
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 1	- Gable			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1													
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Fpl: 2	Rating: Average			Other															
				WSFlue:	Rating:			Upper															
								Lvl 2															
								Lvl 1															
								Lower															
								Totals	RMs: 14	BRs: 6	Baths: 2	HB: 1											
GENERAL INFORMATION																							
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1925	Eff Yr Blt:			Location:																			
Alt LUC:																							
Jurisdict:																							
Const Mod:																							
Lump Sum Adj:																							
INTERIOR INFORMATION																							
Avg Ht/FL: STD				Phys Cond: GD - Good 18. %				Floor:				REMODELING				RES BREAKDOWN							
Prim Int Wal 2 - Plaster				Functional: %								Exterior:				No Unit RMS BRS FL							
Sec Int Wall:				Economic: %								Interior:				1 6 2							
Partition: T - Typical				Special: %								Additions:				1 8 4							
Prim Floors: 3 - Hardwood				Override: %								Kitchen:											
Sec Floors:				Total: 18.6 %								Baths:											
Bsmnt Flr: 12 - Concrete												Plumbing:											
Subfloor:												Electric:											
Bsmnt Gar:												Heating:											
Electric: 1 - AB Avg												General:				Totals							
Insulation: 3 - Typical																2 14 6							
Int vs Ext: S																							
Heat Fuel: 1 - Oil																							
Heat Type: 5 - Steam																							
# Heat Sys: 2																							
% Heated: 100																							
Solar HW: NO																							
% Com Wal																							
Mobile Home				Make:				Model:				Serial #				Year:				Color:			
SPEC FEATURES/YARD ITEMS																							
PARCEL ID 047.0-0008-0005.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400		4,400						
14	Open Porch	D	Y	1	13X16	A	AV	1985	24.43	T	27.2	104			3,700		3,700						
More: N				Total Yard Items:				8,100				Total Special Features:				8,100							
IMAGE																							
AssessPro Patriot Properties, Inc																							